

Exciting times for Property Investors in 2025

Welcome to 2025 from **NZ Property Invest** which we see as a very exciting year for anyone wanting to get going with investing in real estate in New Zealand.

Prices for property have decreased substantially from the dizzy heights of the boom in 2021 – 2022 and with a record number of listings around the country and interest rates continuing to drop we have found the investing environment has turned massively in our favour where we can again find the golden chalice of property investing.

Positive Cashflow Property

We are confident 2025 is the beginning of a period where it will be possible to accumulate great investment deals that will set a lot of people up for life and with it now possible to find positive cashflow deals again all-over New Zealand this will create a lot of exciting buying opportunities for our clients.



Real Estate has proven to be worldwide the most lucrative wealth creation vehicle that anyone can undertake, head and shoulders above any other form of investment leaving the share market & business sector for dead. How many people do you know that have done exceedingly well in life that own lots of property and compare that to people who have become millionaires through the share market or a business. With the latter I know next to none, but I do know a lot of people who have created a comfortable life by investing in property with the freedom to be able to do what you want without having to worry about money or the pressures and stresses of holding a day job.



New Zealand is a property investors paradise with no capital gains tax and interest deductibility, this alone makes it unique where the Government is encouraging you to invest in real estate to house everyday New Zealanders, along with a cost-effective price of housing compared to other countries in the world, NZ is cheap!

If that isn't enough to get you excited, what other type of investment can you purchase that can be totally hands off where someone else looks after for you (property manager) and it pays you weekly while also appreciating in value over time. It's a no brainer!

When we are buying any property, we always look for certain criteria that will make the deal stand out from the rest. These are the small things that equate to big profits that most people miss.

Here are a few of the important things we look for when finding a good deal.

- 1) **Positive Cashflow**, first and foremost the MOST important criteria for any deal is to be PCF, if the figures don't stack up no matter how lovely the property looks, we walk away.
- 2) **Buying under market value**, you make a lot of your profit with the buying. We always negotiate hard to purchase below the market value, and straight away you will have made net profit.
- 3) **Avoid Lemons**, how do we know a lemon when we see one? This list is long but here are a few, - avoid old houses that require a huge amount of renovation, - property

next to railway lines or high voltage power lines, - property in one horse towns with only one industry, and the list goes on...

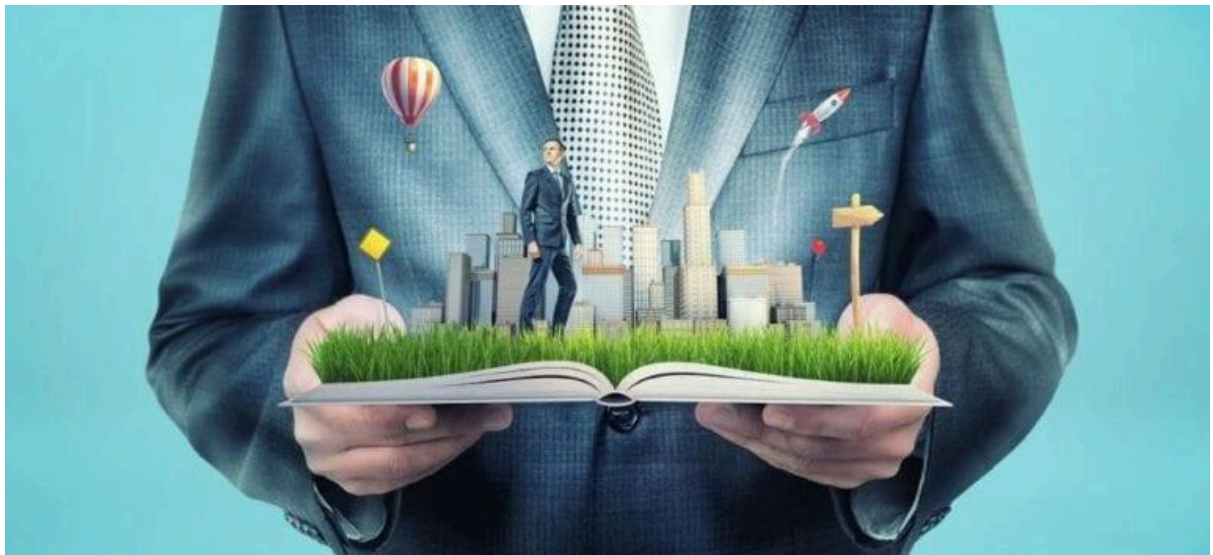
- 4) **Upside**, this can come in many forms, and it doesn't take us long to spot it when we look at a property. Upside is something you can do to a property to increase the rent or value and sometimes this doesn't take a lot of effort. Here are a few examples; under rented, when you can increase the rent immediately due to the landlord charging under market rent,- Adding another bedroom, sometimes a property may have a large room that can be cut in half or another room that can create an extra bedroom which means more rent,- Large section, which can be subdivided and sold off or another property can be built or transported onto it to create another separate rental income, and many more.

As you can see this is just a snapshot of some of the strategies we use when looking for deals which we only send out for our client base after we have done a comprehensive due diligence check on the entire property and our golden rule is we never make available a property to our clients which we would not buy ourselves.

One of the most important tips we can give out before anyone thinks of beginning the investment journey is to;

Get Educated first before taking Action

We have seen many times where people have rushed out and jumped into the investor market buying a property without really knowing what they are doing. Of course, a lot of people think all you need to do to make money in Real Estate is buy any old property, right?



The quick answer to that is WRONG. A lot of people who have made this poor choice have ended up asking us for help to find a way out of the predicament they have got into with mistakes such as buying a negative cashflow property or paying above market value or plainly buying a Lemon which requires a lot of money spent to make it viable.

The golden rule is **'Get Educated First and Then Take Action'** it's very simple really, you don't drive a car before learning how to, and getting your License, otherwise you are taking unnecessary risks which are avoidable.

It's the same with property investing, if you want to achieve big things for yourself and your family and create wealth worth thousands or millions of dollars then doesn't it make sense to invest a fraction of this on yourself so you have the confidence and motivation to step out and make every post a winner with your property investment journey.



As we have already said New Zealand is a property Investors dream and we have lots of examples (Here) of our previous clients who have achieved massive success through our e-coaching programme and then going onto build comprehensive property portfolios which have set them up for life.

So, the question is what do you want to achieve with your life and what dreams do you have for yourself and your family moving forward. We are not going to sugar coat it with glossy pictures of jet skis and Ferraris like others do, we say it how it is and with a huge track record of success and proven results for many of our clients, we are now ready to show **YOU** how to succeed in Real Estate investing in NZ.

If you would like more information on NZ Property Invest Mentoring, then send us an e-mail at.

info@nzpropertyinvest.co.nz

Regards

Shane Allen